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SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

TO: PLANNING COMMISSION

FROM: WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING

DATE: JULY 28, 2005

SUBJECT: TIME EXTENSIONS FOR TRACT MAPS

SUMMARY

The attached time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

RECOMMENDATION

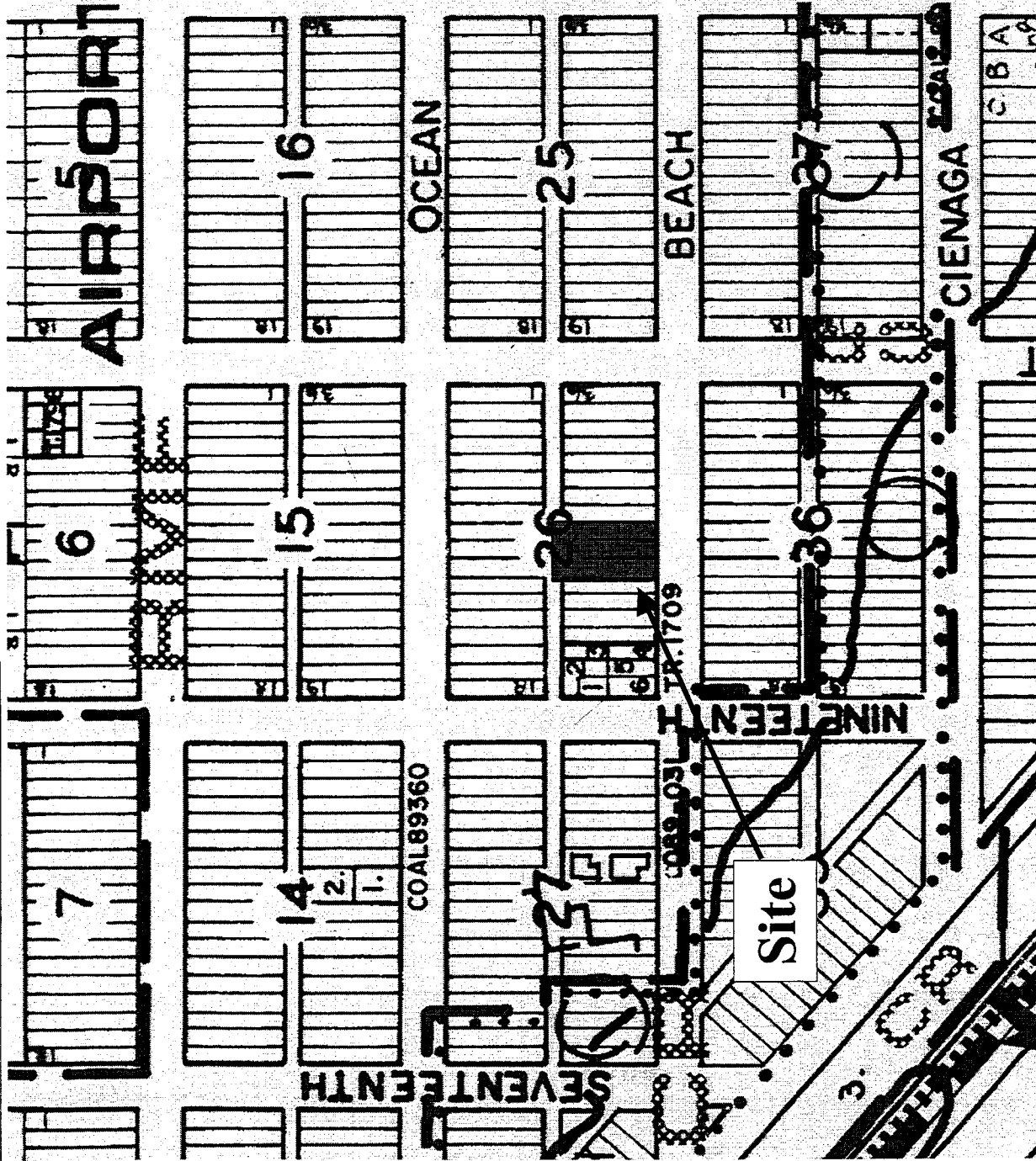
Staff recommends your Commission approve the time extension.

DISCUSSION

The following time extension is recommended for approval:

TRACT 2538 (S020340T) Request from **Michael Dacey/WRD Engineering** for a **1st time extension** for Vesting Tentative Tract Map 2538 to subdivide an existing 10,500 square foot parcel into six parcels (five residences, one common area parcel) in order to construct five single family residences ranging in size from 941 to 1,000 square feet. The project is located at 1991 Beach Street, between 19th and 21st Streets, in the community of Oceano, in the San Luis Bay (Inland) planning area. APN: 062-089-014. **County File No. S020340T/ TR 2538.** Supervisorial District 4.

The tentative map is to expire on August 28, 2005. On June 22, 2005, the applicant requested the time extension. After review of the tentative map, staff recommends to the Planning Commission that the **1st one-year time extension** be granted to August 28, 2006, subject to the conditions of approval in the Planning Commission Resolution adopted August 28, 2003.



Exhibit

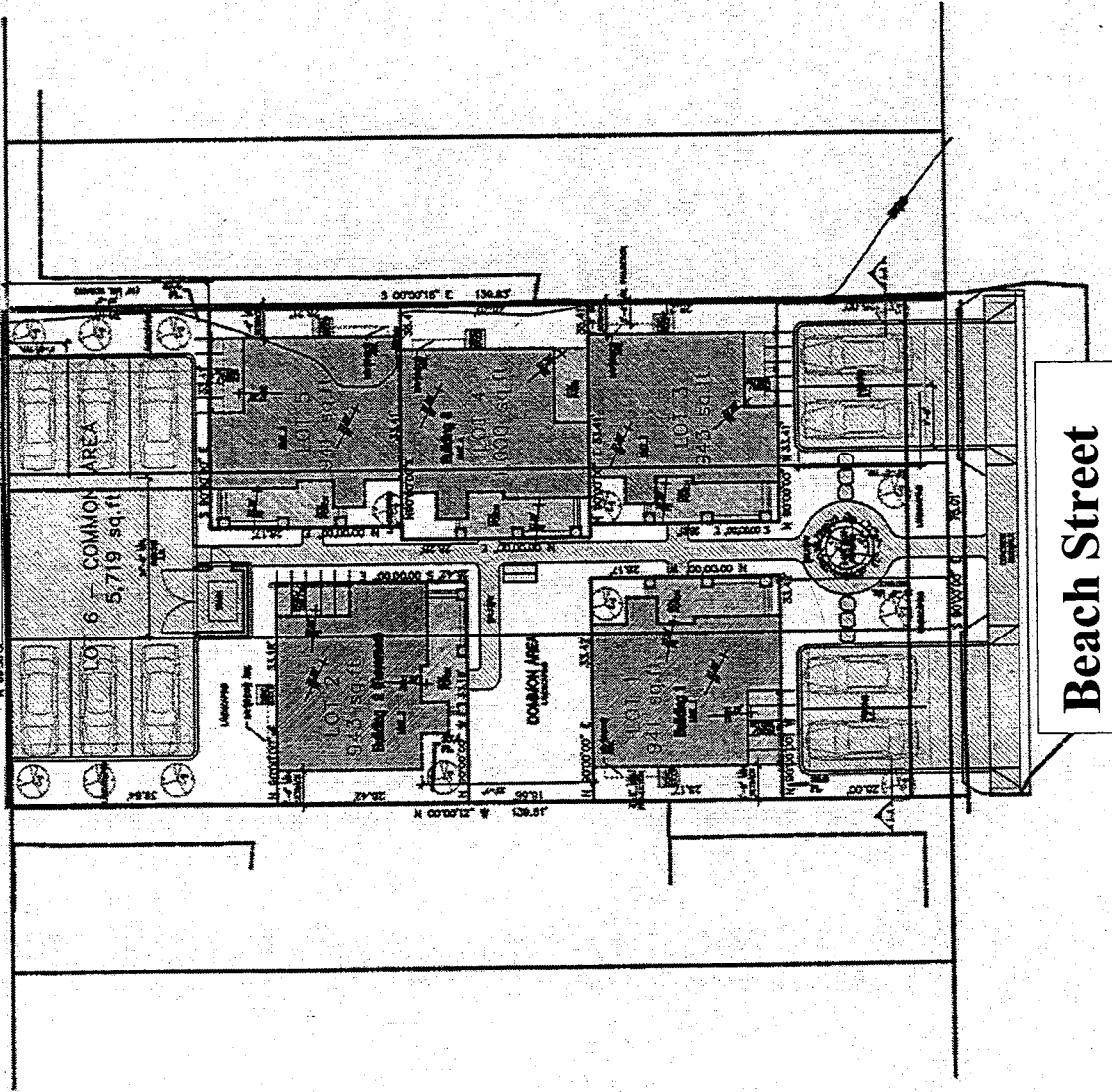
Land Use Category Map



Project

Dacey Tentative Tract Map/Conditional
Use Permit (TR2538;S020340T)

Alley



Beach Street

Exhibit

Proposed Site Plan



Project

Dacey Tentative Tract Map/Conditional
Use Permit (TR2538;S020340T)